

Town of Vernon
Design Review Commission (DRC)
Draft Minutes - Regular Meeting
Monday, May 3, 2010, 7:00 PM.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/ Vernon, CT

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1. Call to Order and roll call
 - **Meeting was called to order at 7:02 P.M.**
 - **Regular Members Present:** Howard Steinberg, Daniel Robertson, Adam Weissberger and Robert McGarity.
 - **Staff Present:** None
 - **Recording Secretary:** James Krupienski
2. Approval of Minutes of April 5, 2010 meeting.
 - **Adam Weissberger, seconded by Daniel Robertson moved a motion to Adopt the minutes of April 1, 2010. Motion carried unanimously.**
3. Amendments to Agenda
 - **Daniel Robertson, seconded by Adam Weissberger moved a Motion to Adopt the Agenda as Amended. Motion carried. Adam Weissberger abstained.**
 - **Application for Garden Barn for review of Minor Modification to 228 West Street and Modification to Site Plan at 212 West Street.**
4. Referrals from PZC for review:
 - A. Application [PZ-2010-08] of Boston Vernon LLC for Special Permit and Site Plan of Development to construct a drive-thru restaurant and retail space at 10 Hyde Ave. (aka 30 Lafayette Square) (Assessor ID: Map 46, Block 71, Parcel 19A)
 - **Patrick O'Leary, Principal, Vanasse Hangen Brustlin, Inc. reviewed proposed development for the site:**
 - **Proposing 4,600 sq/ft building;**
 - **Upgrading Landscaping;**
 - **Existing Special Permit in place for drive-thru use;**
 - **Creating 25 Easement for Landscape buffer to adjacent residential property;**
 - **Renovations to existing stormwater system for improved infiltration;**
 - **Lighting will be added to new development area with six (6) full cut-off 17' pole lights;**
 - **Howard Steinberg questioned proposal for enclosing the dumpster on site.**
 - **Mr. O'Leary indicated that it would be enclosed by fencing.**
 - **Daniel Robertson suggested replanting of existing front landscape beds and repairs to the existing railroad tie stairs to the west of the property.**
 - **Mr. O'Leary stated the enclosure would be better renovated utilizing versalock or keystone block for increased strength.**
 - **Jim Smith, James Smith Architect:**
 - **Proposed color designed for new Dunkin Donuts corporate design;**
 - **Upper orange coping shown on presented plans would end at the Dunkin Donuts structure;**

- Proposing to replace hardy plank with EFIS.
 - Daniel Robertson questioned the reasoning for the change to EFIS instead of a stone veneer shown on plans.
 - Mr. Smith indicated it would not be utilized on this building style.
 - Existing redesigned building located near Tri-City Plaza, Route 83.
 - Discussion was held regarding parking on site.
 - Adam Weissberger questioned total parking for the site;
 - Applicant indicated there were 17 spaces for the proposed structure, 160 spaces for the entire site, regulations only require 139 for all structures.
 - Mr. O'Leary indicated that residents within 200' will be notified prior to the Planning and Zoning Public Hearing.
 - Howard Steinberg questioned additional signage proposed for the proposed structures.
 - Mr. O'Leary indicated the existing pylon sign would be utilized for both tenants including new tenant returning to the commission for signage and building design review.
 - Daniel Robertson questioned if landscaping would be improved around the existing pylon sign.
 - Mr. O'Leary indicated the existing landscape should be sufficient, will have landscaper on site for suggestions during construction.
 - Adam Weissberger questioned design standards for landscaping;
 - Mr. O'Leary stated the commission would receive a mailing of the landscape plan.
 - Daniel Robertson, seconded by Adam Weissberger moved Acceptance of the Application with the following stipulations:
 - i. The wood retaining wall in the rear be changed to a modular block wall;
 - ii. The stairs and small bed on the Hyde avenue side be replace with modular block;
 - iii. Signage for the pylon sign be returned to the commission for review;
 - Motion carried unanimously.
- B. Application for Garden Barn for review of Minor Modification to 228 West Street and Modification to Site Plan at 212 West Street.**
- Attorney Dorian Familegitti representing Dennis Gliha, Owner:
 - 228 West Street review:
 - Proposing additional glass-enclosed retail shopping area;
 - Building structures to utilize same plank pine siding;
 - Architectural shingle;
 - Adding patio area;
 - New 4x4 post security fencing has been added;
 - 212 West Street review:
 - Proposing installation of ten (10) greenhouse structures, 6 sturdy corrugated plastic structures and four (4) plastic hoop houses;
 - Front wall faces to match existing retail structure on site;
 - Adding landscaping shed to the north western corner;
 - Creating new bulk landscaping bin areas setback from the main roadway areas

- **Daniel Robertson, seconded by Adam Weissberger moved a motion to Accept the Application as presented. Motion carried unanimously.**

5. Administrative/Action

A. Correspondence

- **None**

B. Other

- **None**

6. Initiatives

A. Sidewalk Policy

- **Commission requested Staff supply all relevant information by email prior to June meeting.**

B. Dark Sky

- **Commission requested Staff supply all relevant information by email prior to June meeting.**

C. Guidelines

- **Adam Weissberger spoke to signage review determination.**
- **Daniel Robertson indicated Staff had determined the Town Staff felt the Board would be unable to keep up with amount of sign applications that are received. Feels DRC guidelines would help direct staff in appropriate design elements**
- **Discussion took place regarding board initiatives and their status.**

7. Other Business

- **Determination of Signage Appropriateness for Scrimshaw Tattoo, LLC, 29 West Main Street.**
- **Daniel Robertson, seconded by Bob McGarity moved a Motion to Determine the signage as proposed does not meet the requirements of Section 16.5.1 and subsections 16.5.1.1 through 16.1.1.7;**
- **Motion carried. Adam Weissberger abstained.**
- **Determination of Signage Appropriateness for Main Street Buyers, 27 West Main Street.**
- **Daniel Robertson, seconded by Bob McGarity moved a Motion to Determine the signage as proposed does not meet the requirements of Section 16.5.1 and subsections 16.5.1.1 through 16.1.1.7 and direct to ;**
- **Motion carried. Adam Weissberger abstained.**
- **Adam Weissberger was concerned with the signage review discussion. Suggested commission tour to review signage issues in the entire town.**
- **Discussion took place regarding signage review procedures.**
- **Daniel Robertson, seconded by Bob McGarity moved a motion no longer require submission of signage review applications from the Building Official with exception of Site Plan reviews. Motion carried unanimously.**

8. Adjournment

- Adam Weissberger seconded by Daniel Robertson moved a motion to Adjourn.
Motion carried unanimously.
- Meeting Adjourned at 8:19 PM

James Krupienski
Recording Secretary